

SALE - PRICE REDUCTION



COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819

Preston Hall

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COLDWELL BANKER
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SUMMARY

COLLIER STREET OFFICE BUILDING

334 South Collier Street Bainbridge, GA 39819



OFFERING SUMMARY

NEW SALE PRICE:

\$399,000

Lot Size:

0.6 Acres

Building Size:

2,357 SF

PROPERTY DESCRIPTION

Introducing a prime ownership opportunity in Bainbridge, GA – 334 South Collier Street. This historic 2,357 SF office building, constructed in 1940, offers timeless charm and modern potential. With a rich history and a strategic location, this property is an ideal match for an office or office building investor seeking character, space, and excellent growth prospects. Explore the endless possibilities and envision the future of this distinguished property.

LOCATION DESCRIPTION

Nestled in the heart of the vibrant Bainbridge market, the area surrounding the Collier Street Office Building offers a blend of historic charm and modern amenities. This prime location provides convenient access to a myriad of local attractions, including the Bainbridge Historical Society, the Bainbridge Little Theatre, and a variety of dining and shopping options. Experience the allure of this dynamic location and envision the immense potential it holds for your future endeavors.

PROPERTY HIGHLIGHTS

- Charming 1940s building with 2,357 SF of space
- 5 private offices, Reception area, Conference Room/Call Center, 2 Bathrooms, Full Kitchen
- 0.6 acre lot, abundant parking
- Prime location in the heart of Bainbridge
- Rich with historical character and potential
- Well-maintained and ready for customization
- Separate mini-warehouse for storage

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IMAGES

COLLIER STREET OFFICE BUILDING

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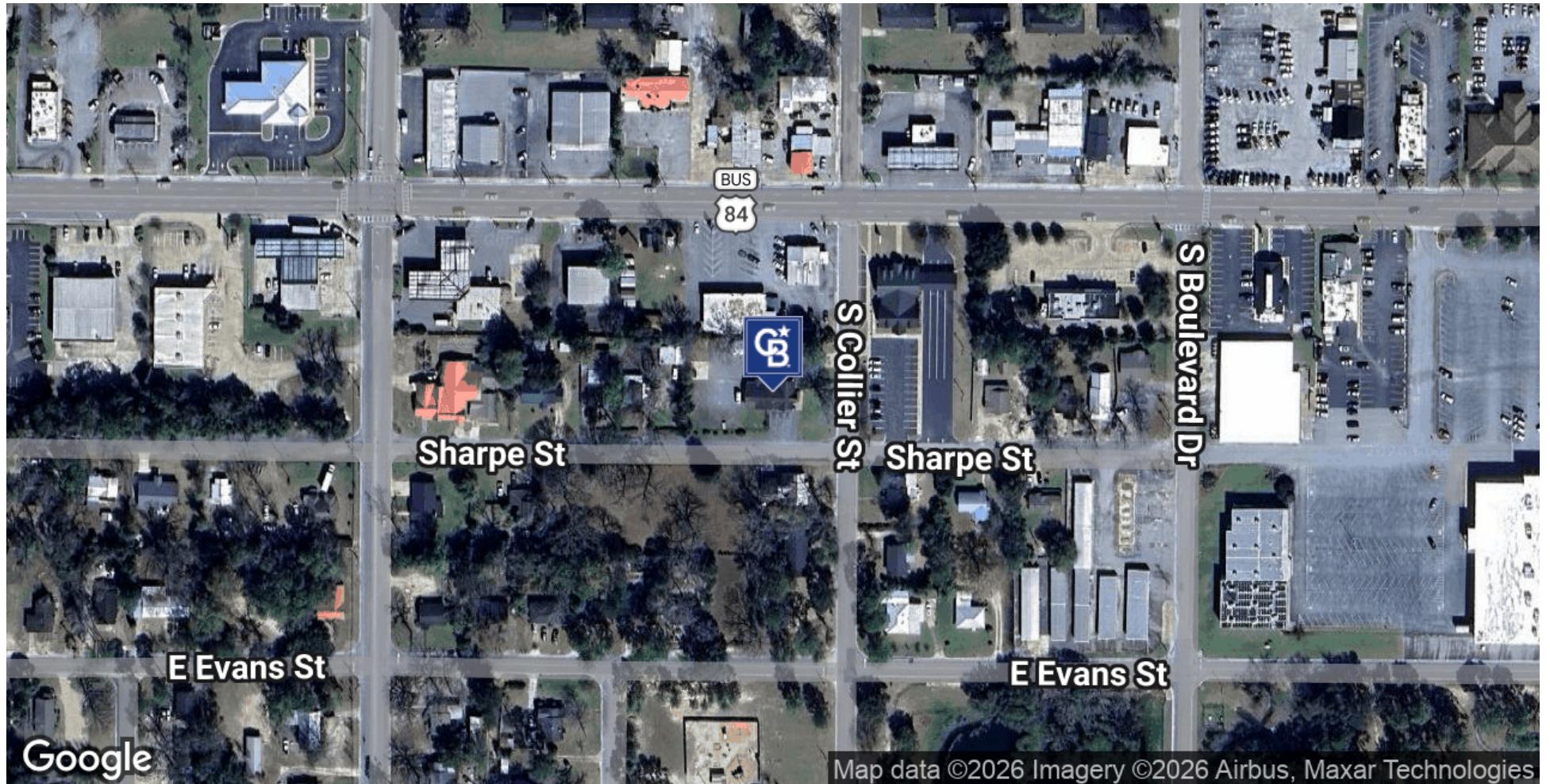
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AERIAL

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BUSINESS MAP

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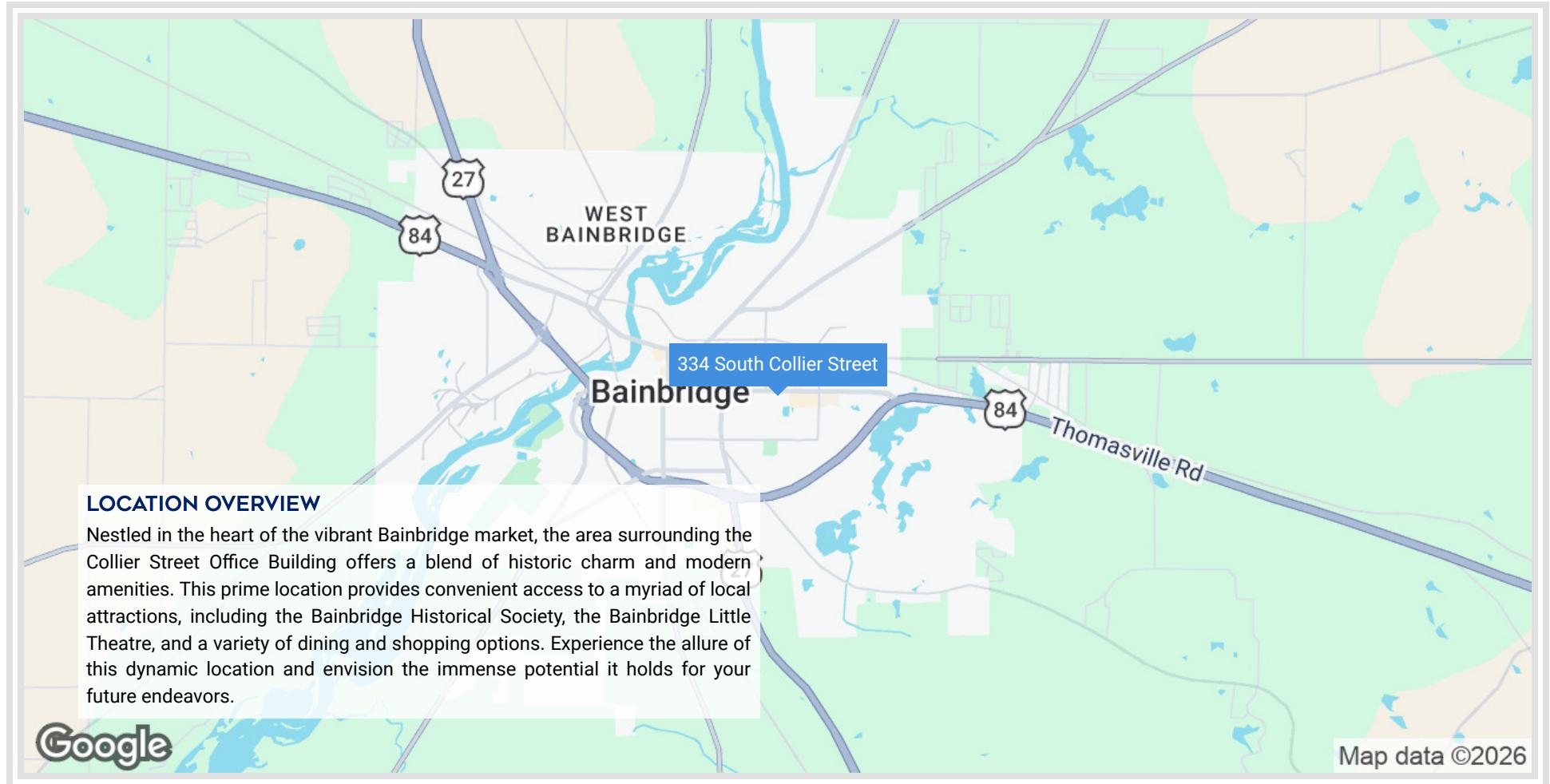


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LOCATION OVERVIEW

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DEMOGRAPHICS

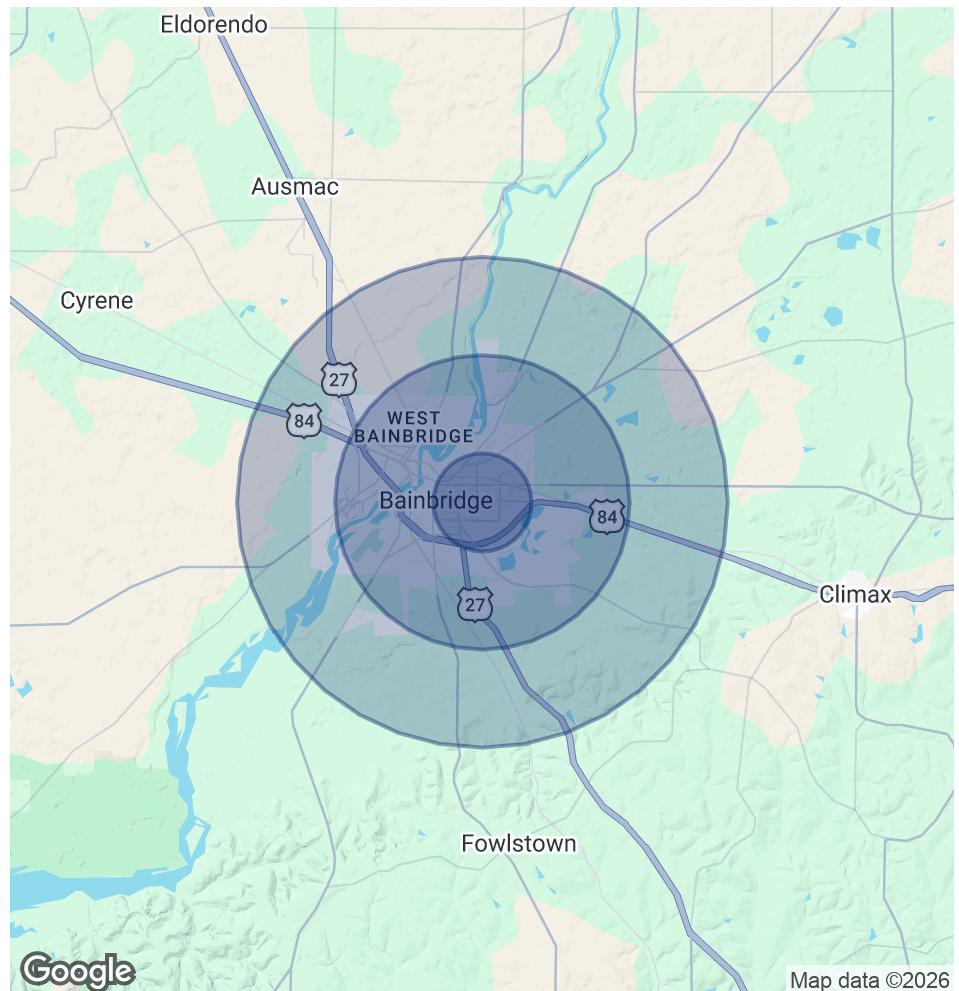
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,297	11,969	17,302
Average Age	32.3	35.7	36.5
Average Age (Male)	27.4	31.5	33.4
Average Age (Female)	40.5	41.1	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,273	4,606	6,376
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$48,255	\$62,386	\$65,916
Average House Value	\$130,520	\$150,448	\$158,089

2023 American Community Survey (ACS)

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